

McLouth Milestones in Environmental, Ownership, and Local Government Actions 1979-2020

ENVIRONMENTAL 

OWNERSHIP 

LOCAL GOVERNMENT 

1979

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1995

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2000

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2005

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2006

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2007

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2008

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2018

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2019

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2020

Site entered into CERCLA (Preliminary Assessment leads to No Further Action determination)

Entered into RCRA program (1990)

McLouth Steel declares bankruptcy, Detroit Steel Company (DSC) purchases property

- Sale of 75 acres to Riverview/Trenton Railroad (RTRR), industrial zoning
- Sale of perpetual lease to RTRR to allow railroad traffic to cross

- Forbearance for back taxes with county (~\$4 million)
- Lien on property (\$12 million)

- Dispute over environmental pollution issues (DEQ)
- Dispute over non-compliance and existing agreements (EPA)

DSC mortgages property to pay back taxes and extend foreclosure an additional year, goal to pay taxes and sell property.

EPA Emergency Responses (2007-2009)

- 2007 Fire
- 2008 Drums
- 2009 PCBs and Leachate

Cost ~\$3.5-4 million

REI project (redevelopment) failed due to cost. Trenton voted to not support the project.

Wayne County (Treasurer) did not want to assume responsibility for property with active environmental remediation, so worked out payment plan.

Wayne County (Treasurer) meets with Michigan Land Bank and state not interested in assuming possession after county forecloses

Removal team recommends site move into CERCLA Remedial Program (National Priority List)

DSC emerges from bankruptcy

Site transferred from RCRA to CERCLA program

Trenton retained ECT (contractor) and applied for EPA grants to explore future use options for the site (2012-2014)

Nearby DSC Gibraltar site listed on NPL

Trenton, Riverview, Grosse Ile pass resolutions in support of NPL listing

DSC notifies Wayne County it will not be able to make forbearance payment

Wayne County (Treasurer) granting one final forbearance agreement extension expiring at the end of 2016

SEE 2017 ACTIVITES EXPANDED IN NEXT SECTION

EPA Proposes Settlement Agreement

EPA Proposes NPL Listing

MSC Land Company takes ownership of the property

Site listed on NPL

Demolition work begins

McLouth Milestones in Environmental, Ownership, and Local Governmental Actions 2017

ENVIRONMENTAL 

OWNERSHIP 

LOCAL GOVERNMENT 

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Nov

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Dec

Wayne County (Treasurer) proceeds with default and moves to obtain property

Trenton explores options to purchase the property via Prospective Purchaser Agreement (PPA)/Settlement Agreement

With political support, Trenton secures a loan for \$3.4 million to cover taxes, security, environmental assessments, and legal advise to move forward with PPA with EPA

Wayne County (Treasurer) takes possession of the property

State of Michigan declines right of refusal (ROR) option for ownership

Not wanting the site to go to auction, Trenton receives two 30-day extensions attempting to finalize a PPA agreement with EPA

With concerns with assuming liability, Trenton declines ROR option for ownership and it passes to Wayne County

EPA expands site inspection

EPA receives letter from Wayne County requesting assistance from EPA to help develop a PPA/Settlement Agreement and negotiations begin.

Wayne County, using ROR, takes possession of the property

Wayne County Land Bank and Crown execute purchase and development agreement. Crown later transfers title to MSC Land Company (MSC).

Wayne County transfers ownership to Wayne County Land Bank

Wayne County Land Bank puts property through title-clearing process while MSC works with EPA on PPA/Settlement Agreement